

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: PLANNING

AGENDA DATE: INTRO ON 4/26/05 AND PUBLIC HEARING ON 5/17/05

CONTACT PERSON/PHONE: Kimberly Forsyth /4631

DISTRICT(S) AFFECTED: 1 - 8

SUBJECT:

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO MUNICIPAL CODE, BY AMENDING SECTION 20.04.270 (SPECIAL PERMITS FOR PLANNED RESIDENTIAL DEVELOPMENTS-MINIMUM SITE AREA). THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE CITY OF EL PASO MUNICIPAL CODE.

BACKGROUND / DISCUSSION:

Amendment to Zoning Ordinance will revise the standards for special permit applications for planned residential developments.

PRIOR COUNCIL ACTION:

None

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Recommended for approval by the Development Coordinating Committee, City Plan Commission and Building and Zoning Advisory Committee.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO MUNICIPAL CODE, BY AMENDING SECTION 20.04.270 (SPECIAL PERMITS FOR PLANNED RESIDENTIAL DEVELOPMENTS-MINIMUM SITE AREA). THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE CITY OF EL PASO MUNICIPAL CODE.

WHEREAS, the zoning regulations of the City of El Paso have been established for the purpose of promoting the health, safety, morals and general welfare of its citizens;

WHEREAS, the zoning regulations have been adopted in conformance with *The Plan for El Paso*;

WHEREAS, The Plan for El Paso recommends that the City prevent incompatible zoning;

WHEREAS, the Development Coordinating Committee, Building & Zoning Advisory Committee, and City Plan Commission recommend approval of the proposed changes; and

WHEREAS, the El Paso City Council finds that the proposed amendments as herein provided will, through greater involvement from the community, have a positive impact upon the public health, safety, morals, and general welfare of the City, and that the zoning regulations as amended will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That Chapter 20.04, Section 20.04.270 is hereby deleted in its entirety and replaced as follows:

A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City Council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district when Section 20.04.320.D requirements have been met. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community:

B. Where permitted in a district, and in order to foster the attractiveness of a residential development and its surrounding neighborhoods, a planned residential development may be established based on the following criteria:

1. Evaluation criteria.

a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this Subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.

b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.

2. General requirements.

a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of the El Paso Municipal Code.

b. The minimum site area for a planned residential development shall be one (1) acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one (1) acre, provided that the owners of at least seventy-five (75) percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.

c. The minimum area requirement of the base-zoning district may be reduced by no more than 25% for lots within a planned residential development; provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Section 20.08.240 (Density regulations).

d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows:

(1) The distance between buildings shall be a minimum of ten (10) feet except as otherwise permitted in this Title;

(2) The length of the driveway shall not be less than twenty (20) feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.

e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.

f. No building shall exceed the height requirements of the base-zoning district.

g. Consideration in the site plan review and evaluation process shall include the following:

(1) The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property.

(2) The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided.

(3) The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.

APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO, TEXAS

ATTEST:

Joe Wardy
Mayor

Richarda Duffy Momsen,
Municipal Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Matt Watson
Assistant City Attorney
Doc No. 3782

George Sarmiento
Director of Planning, Research, &
Development Department